

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Partly Water Body Use and Partly Green Buffer to Residential Use in Sy.No. 274 of Chandanagar Village, Serilingampally Mandal, Rangareddy district to an extent of 19,066 Sq.Mtrs duly excluding the portion falling in FTL – Draft variation – Notification – Confirmation – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 586

Dated: 30.12.2011.

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr. No. 10399/MP1/Plg /HMDA/ 2009, Dated: 27.05.2010.
2. From the Joint Collector, Ranga Reddy district, Lr.No. D1/3588/2010, dated: 18.03.2011.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr. No. 10399/MP1/Plg/ HMDA/2009, Dated: 28.05.2011.
4. Government Memo No. 17018/I1/2011, Municipal Administration & Urban Development Department, Dated: 12.09.2011.
5. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr. No. 10399/MP1/Plg/ HMDA/2009, Dated: 21.12.2011.

O R D E R:

Whereas the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad in the ref. 1st read above has submitted the proposals to Government regarding Change of land use from Partly Water Body Use and Partly Green Buffer to Residential Use in Sy.No. 274 of Chandanagar Village, Serilingampally Mandal, Rangareddy district to an extent of 22,000 Sq.Mtrs.

2. And whereas, the Joint Collector, Ranga Reddy district in the ref. 2nd read above has stated that, out of the total extent of Ac. 5.17 gts (22,000 Sq.Mtrs) land belonging to the applicant, an extent of Ac. 0.29 gts (2934 Sq.Mtrs) falling within FTL area of Peddacheruvu and balance extent of Ac. 4.28 gts (19066 Sq.Mtrs) is not covered under FTL.

3. Government have carefully examined the entire issue in detail and approved the proposals. Accordingly, draft variation notification have been issued vide reference 4th read above, which has been proposed in exercise of the powers conferred by sub-section (1) of section (15) of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008) inviting objections / suggestions from any person with respect thereto before expiry of stipulated period i.e., fifteen days would be considered by the Government of Andhra Pradesh. But no objections / suggestions have been received by the Government within stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs. 19,06,600/- (Rupees Nineteen lakhs Six thousands and Six hundred only) towards development charges.

4. Now, therefore, in exercise of powers conferred by sub-section (1) of section 15 of the Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby confirms the above notification, which is the same having been previously published in the Extra-Ordinary issue of A.P. Gazette No. 526, Part-I, Dated: 15.09.2011 as required by sub-section (4) of the said section.

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5. Accordingly, the following Notification will be published in an extraordinary issue of Andhra Pradesh Gazette, Dated: 05.01.2012.

6. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in news papers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government for taking further action.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Ranga Reddy district, Hyderabad.
Sf /Sc

// FORWARDED :: BY ORDER //

SECTION OFFICER

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Master Plan of Ramachandrapuram Segment area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 526, Part-I, dated: 15.09.2011 as required by sub-section (3) of the said section.

VARIATION

The site in Sy.No. 274 of Chandanagar (V), Serilingampally (M), Ranga Reddy district to an extent of 19,066 Sq.Mtrs, which is presently earmarked for partly Water body use zone and partly Green Buffer zone in the notified Master Plan is designated as Residential use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.

7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. that the applicant shall not discharge any liquid waste or solid waste into the tank and to provide required Sewage Treatment Plant.
14. that the applicant shall provide green buffer of 30 Mtrs from FTL boundary.

SCHEDULE OF BOUNDARIES

NORTH: Vacant land, Sy.No. 275

SOUTH: Sy.No. 77, Water body with 30 mtrs Green Belt

EAST : Sy.No. 11 & 12, Water body (Pedda Chervu)

WEST : Sy.No. 273, Neighbours land

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